

City of Alexandria, Virginia - Attachment 2
CY 2026 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2025 Equalized Assessments (December 31, 2025) to January 1, 2026

	Real Property Classification	Parcel Count	2025 Equalized Assessments	2026 Assessments	(\$ Amount of Change	% Change	New Growth (\$)	% New Growth	(\$ Amount of Appreciation	% Appreciation
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
Locally Assessed Taxable Real Property										
Residential Real Property										
1	Residential Single Family									
2	Detached	(9,116)	\$10,577,111,547	\$11,043,800,992	\$466,689,445	4.41%	\$28,793,093	0.27%	\$437,896,352	4.14%
3	Semi-Detached	(5,912)	\$5,298,698,430	\$5,537,523,716	\$238,825,286	4.51%	\$37,246,078	0.70%	\$201,579,208	3.80%
4	Row House	(6,793)	\$6,015,881,151	\$6,237,994,883	\$222,113,732	3.69%	\$16,777,585	0.28%	\$205,336,147	3.41%
5										
6	Total Single Family	(21,821)	\$21,891,691,128	\$22,819,319,591	\$927,628,463	4.24%	\$82,816,756	0.38%	\$844,811,707	3.86%
7										
8	Residential Condominium									
9	Garden	(10,978)	\$4,607,797,456	\$4,697,773,852	\$89,976,396	1.95%	\$97,610,750	2.12%	(\$7,634,354)	(0.17%)
10	High-Rise	(8,461)	\$3,464,674,712	\$3,594,250,562	\$129,575,850	3.74%	\$73,535,089	2.12%	\$56,040,761	1.62%
11	Residential Cooperative	(18)	\$27,000,000	\$27,000,000	\$0	0.00%	\$0	0.00%	\$0	0.00%
12	Townhouse	(1,669)	\$1,332,132,395	\$1,402,853,255	\$70,720,860	5.31%	\$46,771,820	3.51%	\$23,949,040	1.80%
13										
14	Total Residential Condominium	(21,126)	\$9,431,604,563	\$9,721,877,669	\$290,273,106	3.08%	\$217,917,659	2.31%	\$72,355,447	0.77%
15										
16	Total Vacant Residential Land	(381)	\$269,177,009	\$309,029,411	\$39,852,402	14.81%	\$1,553,005	0.58%	\$38,299,397	14.23%
17										
18	Total Residential Real Property	(43,328)	\$31,592,472,700	\$32,850,226,671	\$1,257,753,971	3.98%	\$302,287,420	0.96%	\$955,466,551	3.02%

City of Alexandria, Virginia
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	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
Locally Assessed Taxable Real Property										
19	Commercial Real Property									
20										
21	Commercial Multi-Family Rental									
22	Garden	(246)	\$2,434,707,067	\$2,455,887,589	\$21,180,522	0.87%	\$761,708	0.03%	\$20,418,814	0.84%
23	Mid-Rise	(52)	\$2,720,084,479	\$2,833,745,687	\$113,661,208	4.18%	\$8,249,294	0.30%	\$105,411,914	3.88%
24	High-Rise	(67)	\$4,287,461,179	\$4,362,646,158	\$75,184,979	1.75%	\$52,573,558	1.23%	\$22,611,421	0.53%
25			-----	-----	-----	-----	-----	-----	-----	-----
26	Total Multi-Family Rental	(365)	\$9,442,252,725	\$9,652,279,434	\$210,026,709	2.22%	\$61,584,560	0.65%	\$148,442,149	1.57%
27										
28	Commercial Office, Retail, and Service									
29	General Commercial	(687)	\$1,941,946,106	\$2,049,410,461	\$107,464,355	5.53%	\$0	0.00%	\$107,464,355	5.53%
30	Office	(472)	\$2,702,551,631	\$2,718,374,121	\$15,822,490	0.59%	\$597,771	0.02%	\$15,224,719	0.56%
31	Office or Retail Condominium	(577)	\$502,545,274	\$511,779,565	\$9,234,291	1.84%	\$0	0.00%	\$9,234,291	1.84%
32	Shopping Center (21)	(21)	\$636,185,231	\$728,772,023	\$92,586,792	14.55%	\$0	0.00%	\$92,586,792	14.55%
33	Warehouse (124)	(124)	\$1,054,616,465	\$1,118,464,405	\$63,847,940	6.05%	\$1,743,151	0.17%	\$62,104,789	5.89%
34	Hotel/Motel and Extended Stay (31)	(30)	\$610,596,906	\$697,230,708	\$86,633,802	14.19%	\$0	0.00%	\$86,633,802	14.19%
35			-----	-----	-----	-----	-----	-----	-----	-----
36	Total Commercial Office, Retail and Service	(1,911)	\$7,448,441,613	\$7,824,031,283	\$375,589,670	5.04%	\$2,340,922	0.03%	\$373,248,748	5.01%
37										
38	Total Vacant Commercial and Industrial Land	(591)	\$285,010,040	\$395,238,394	\$110,228,354	38.68%	\$90,146,595	31.63%	\$20,081,759	7.05%
39			-----	-----	-----	-----	-----	-----	-----	-----
40	Total Commercial Real Property	(2,867)	\$17,175,704,378	\$17,871,549,111	\$695,844,733	4.05%	\$154,072,077	0.90%	\$541,772,656	3.15%
41			-----	-----	-----	-----	-----	-----	-----	-----
42	Total Locally Assessed Taxable Real Property	(46,195)	\$48,768,177,078	\$50,721,775,782	\$1,953,598,704	4.01%	\$456,359,497	0.94%	\$1,497,239,207	3.07%

City of Alexandria, Virginia
CY 2026 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
Comparison of 2025 Equalized Assessments (December 31, 2025) to January 1, 2026

Real Property Classification	Parcel Count	2025 Equalized Assessment	2026 Assessments	(\$ Amount of Change	% Change	New Growth (\$)	% New Growth	(\$ Amount of Appreciation	% Appreciation
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
43 Non-Locally Assessed Taxable Real Property									
44									
45 Assessed by State Corporation Commission (SCC)									
46 Gas & Pipeline Distribution Corporation		\$69,619,066	\$76,179,921	\$6,560,855	9.42%	\$0	0.00%	\$6,560,855	9.42%
47 Light & Power Corporation		\$333,148,621	\$349,225,745	\$16,077,124	4.83%	0	0.00%	\$16,077,124	4.83%
48 Telecommunication Company		\$85,204,340	\$83,307,448	(\$1,896,892)	(2.23%)	0	0.00%	(\$1,896,892)	(2.23%)
49 Water Corporation		\$100,533,605	\$107,356,255	\$6,822,650	6.79%	0	0.00%	\$6,822,650	6.79%
50									
51 Total SCC Assessed Property		\$588,505,632	\$616,069,369	\$27,563,737	4.68%	\$0	0.00%	\$27,563,737	4.68%
52									
53 Assessed by Virginia Department of Taxation (VDT)									
54 Interstate Pipeline Transmission		\$2,250,602	\$3,488,721	\$1,238,119	55.01%	\$0	0.00%	\$1,238,119	55.01%
55 Operating Railroad									
56 Norfolk Southern Railway Co.		\$76,485,796	\$68,271,120	(\$8,214,676)	(10.74%)	0	0.00%	(\$8,214,676)	(10.74%)
57 CSX Transportation, Inc.		\$68,000,272	\$26,923,316	(\$41,076,956)	(60.41%)	0	0.00%	(\$41,076,956)	(60.41%)
58									
59 Total Operating Railroads		\$144,486,068	\$95,194,436	(\$49,291,632)	(34.12%)	\$0	0.00%	(\$49,291,632)	(34.12%)
60									
61 Total VDT Assessed Property		\$146,736,670	\$98,683,157	(\$48,053,513)	(32.75%)	\$0	0.00%	(\$48,053,513)	(32.75%)
62									
63 Total Non-Locally Assessed Taxable Real Property		\$735,242,302	\$714,752,526	(\$20,489,776)	(2.79%)	\$0	0.00%	(\$20,489,776)	(2.79%)
64									
65 Grand Total Taxable Real Property Assessments		\$49,503,419,380	\$51,436,528,308	\$1,933,108,928	3.91%	\$456,359,497	0.92%	\$1,476,749,431	2.98%

City of Alexandria, Virginia

CY 2025 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH

2025 Equalized Assessments (December 31, 2025) to January 1, 2026

Real Property Classification & (Parcel Count)	2025 Equalized Assessments	2026 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
Tax Exempt Real Property									
Governmental									
Federal	(20)	\$1,268,052,261	\$1,256,240,522	(\$11,811,739)	(0.93%)	\$0	0.00%	(\$11,811,739)	(0.93%)
State	(18)	\$350,496,477	\$350,721,677	\$225,200	0.06%	\$0	0.00%	\$225,200	0.06%
Regional	(8)	\$122,099,055	\$119,873,621	(\$2,225,434)	(1.82%)	\$0	0.00%	(\$2,225,434)	(1.82%)
Local	(641)	\$2,597,189,613	\$2,665,056,657	\$67,867,044	2.61%	\$50,000,000	1.93%	\$17,867,044	0.69%
WMATA	(50)	\$396,545,139	\$403,225,146	\$6,680,007	1.68%	\$0	0.00%	\$6,680,007	1.68%
Total Governmental	(737)	\$4,734,382,545	\$4,795,117,623	\$60,735,078	1.28%	\$50,000,000	1.06%	\$10,735,078	0.23%
Non-Governmental									
Religious	(178)	\$466,975,135	\$474,668,953	\$7,693,818	1.65%	\$0	0.00%	\$7,693,818	1.65%
Charitable	(60)	\$350,464,389	\$357,797,242	\$7,332,853	2.09%	\$0	0.00%	\$7,332,853	2.09%
Educational	(152)	\$554,266,142	\$563,947,548	\$9,681,406	1.75%	\$0	0.00%	\$9,681,406	1.75%
Total Non-Governmental (392)	(390)	\$1,371,705,666	\$1,396,413,743	\$24,708,077	1.80%	\$0	0.00%	\$24,708,077	1.80%
Total Tax Exempt Real Property	(1,127)	\$6,106,088,211	\$6,191,531,366	\$85,443,155	1.40%	\$50,000,000	0.82%	\$35,443,155	0.58%
Total All Real Property	(47,322)	\$55,609,507,591	\$57,628,059,674	\$2,018,552,083	3.63%	\$506,359,497	0.91%	\$1,512,192,586	2.72%

Office of Real Estate Assessments, January 22, 2026